

**BY EMERGENCY ACTION OF THE BOARD OF BUILDING REGULATIONS
AND STANDARDS - VOTED AT THE APRIL 10, 2001 MONTHLY MEETING
OF THE BBRS - Code Change 12-00-E1**

Amend 780 CMR, Chapter 1, § 121 by revising subsections: (1) 121.7 and (2) 121.8.

780 CMR 121.7 Standards for making buildings safe or secure: Any owner of a building who has been notified that said building shall be made safe or secure under 780 CMR 121.2, shall:

- (1) Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire.
- (2) Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing:
 - (a) Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures, continuously until such time as the building is reoccupied; or
 - (b) Provide 24 hour watchman services, continuously until such time as the building is reoccupied; or
 - (c) Provide a monitored intruder alarm system at the perimeter of all floors accessible from grade, continuously until such time as the building is reoccupied.

Said owner, as the case may be, shall notify the building official that the approved method chosen to secure the building has been incorporated. Said owner shall allow the building official to enter the building for an inspection to ascertain that the building is secured and made safe. Said owner shall allow the head of the fire department to enter the building. The building official shall be supplied with records of maintenance and operation if the provisions of 780 CMR 121.7.2 (b) or (c) are used.

- (3) Maintain any existing fire alarms or sprinkler systems unless written permission is obtained from the head of the fire department in accordance with M.G.L. c. 148, § 27A to shut off or disconnect said alarms or systems.
- (4) Maintain utilities unless written permission is obtained from the building official to disconnect said utilities. Permission to disconnect utilities shall not be granted if it will result in inadequate heat to prevent freezing of an automatic sprinkler system or inadequate utilities to maintain any other protection systems.

- (5) The requirements of 780 CMR 121.7.1.4 do not prevent a building official from ordering or taking expeditious, temporary security measures in *emergency situations* pending the completion of the requirements of 780 CMR 121.7.1 - .4.

For purposes of 780 CMR 121.7.5, an "*emergency situation*" shall be defined as: an unexpected incident, which by its very nature may present a threat to public safety personnel who may be required to affect a rescue effort or conduct fire extinguishment operations.

Upon refusal or neglect of said owner to comply with such notice, any building official acting under the authority of 780 CMR 121.3 or 121.5 shall cause to be secured all window and door openings accessible from grade in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board-up Procedures or other equivalent procedure approved by the head of the fire department, continuously until such time as the building is reoccupied.

Any building which has been made to conform to the provisions of this regulation during vacancy may be reoccupied under its last permitted use and occupancy classification, provided that any systems which were disconnected or shut down during the period of vacancy are restored to fully functional condition and subject to 780 CMR 111.2 and MGL Chapter 40A. The local building official shall be notified in writing prior to re-occupancy. If said building is changed in use or occupancy or otherwise renovated or altered it shall be subject to the applicable provisions of 780 CMR 34.

780 CMR 121.8: Marking or identifying certain buildings that are especially unsafe in the case of fire. Any building official who determines that a building is especially unsafe in case of fire under 780 CMR 121.2, shall notify the head of the fire department about the existence of said building. The building official, in cooperation with the head of the fire department, shall cause said building to be marked in accordance with the marking requirements established by the Board of Fire Prevention Regulations in 527 CMR 10.00.